160.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,035,000 / 1,035,000
					USE VALUE:	1,035,000 / 1,035,000
					ASSESSED:	1,035,000 / 1,035,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKOURIDES GEORGE/EFFIE
Owner 2:	SKOURIDES DIMITRIOS/EFSTRATIA
Owner 3:	
Street 1:	118 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Stucco Exterior and 3937 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	520,500		514,500	1,035,000
Total Card	0.241	520,500		514,500	1,035,000
Total Parcel	0.241	520,500		514,500	1,035,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.89 /Parcel: 262.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106511

GIS Ref

GIS Ref

Insp Date 10/06/18

!12493!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	520,500	0	10,500.	514,500	1,035,000		Year end	12/23/2021
2021	101	FV	503,700	0	10,500.	514,500	1,018,200		Year End Roll	12/10/2020
2020	101	FV	503,800	0	10,500.	514,500	1,018,300	1,018,300	Year End Roll	12/18/2019
2019	101	FV	371,000	0	10,500.	514,500	885,500	885,500	Year End Roll	1/3/2019
2018	101	FV	371,000	0	10,500.	455,700	826,700	826,700	Year End Roll	12/20/2017
2017	101	FV	371,000	0	10,500.	382,200	753,200	753,200	Year End Roll	1/3/2017
2016	101	FV	371,000	0	10,500.	382,200	753,200	753,200	Year End	1/4/2016
2015	101	FV	348,700	0	10,500.	330,800	679,500	679,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:54:43

LAST REV

Date	Time
10/08/21	11:13:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12493

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SKOURIDES GEORG	32695-304	1	4/18/2001	Convenience	1	No	No		granting George & Effie Skourides 50% interes
SKOURIDES DIMIT	32695-289		4/18/2001	Family	1	No	No		
RIGAKIS KOSTOS	30472-13		7/28/1999	Family	145,000	No	No		
	11454-744		1/10/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2019	868	Re-Roof	7,664	C				
3/24/2017	317	Porch	1,200	C				
5/24/2007	377	Manual	1,000					blown in attic ins
11/6/2000	860	New Wind	10,000	C				4 WINDOWS-DOORS-IN

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	TTL REFUSAL	HS	Hanne S
1/5/2009	Measured	189	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA:	0.24105	Total SF/SM:	10500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	514,500	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.93195486
Const Adj.:	0.99495000
Adj $ / SQ:	125.179
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639466
Depreciation:	118941
Depreciated Total:	520525

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

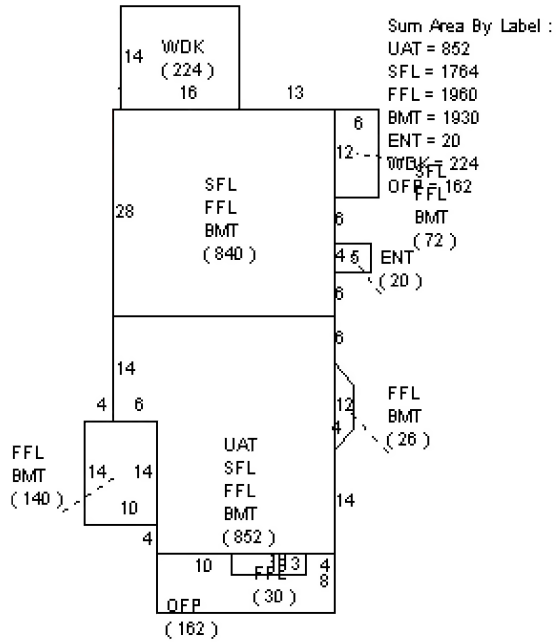
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	125.18
Special Features:	0	Val/Su Net:	82.97
Final Total:	520500	Val/Su SzAd	139.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,960	125.180	245,350
BMT	Basement	1,930	37.550	72,478
SFL	Second Floor	1,764	125.180	220,815
WDK	Deck	224	10.410	2,332
UAT	Upper Attic	213	87.620	18,664
OFP	Open Porch	162	26.550	4,301
ENT	ENTRY	20	26.270	525
	Net Sketched Area:	6,273	Total:	564,465
Size Ad	3724	Gross Area	6912	FinArea 3937

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

160.0-0001-0011.0

IMAGE

AssessPro Patriot Properties, Inc